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CITY COUNCIL, CITY OF LODI
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 17, 1993
7:30 P.M.

ROLL CALL

Present: Council Members - Davenport, Mann, Sieglock,
and Pennino (Mayor)

Absent: Council Members - Snider

Also Present: City Manager Peterson, Assistant City
Manager Glenn, Community Development
Director Schroeder, Public Works Director
Ronsko, City Attorney McNatt, and City Clerk
Perrin

INVOCATION

The invocation was given by Pastor David Mitchell, First
Baptist Church.

PLEDGE OF
ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pennino.

PRESENTATIONS

PRESENTATION BY LODI CIVITAN CLUB

CC-27(c)

A presentation was made by Dennis Cunningham on behalf of
the Lodi Civitan Club of two checks totaling \$8,000 to be
directed and used by the Lodi Parks and Recreation
Department for specific needs

The Lodi Civitan Club has dissolved and their officers
voted to turn over all existing funds from the Club
treasury to the Parks and Recreation Department.

Their only proviso is that the funds will not be used for
any salaries or the annual fireworks display. The Parks
and Recreation Commission will serve as the overseer of
these funds and determine where such is to be used.

CONSENT CALENDAR

In accordance with report and recommendation of the City
Manager, Council, on motion of Council Member Davenport,
Sieglock second, approved the following items hereinafter
set forth.

Further the following items were removed from the Consent
Calendar and discussed and acted upon at the end of the
agenda:

- a) Agenda item #F-3 entitled, "Sale of surplus
property: IBM System 36 computer" (Removed
by Council Member Sieglock);

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- b) Agenda item #F-4 entitled, "Sale of surplus property: sewer inspection van and related system equipment" (Removed by Council Member Sieglock);
- c) Agenda item #F-5 entitled, "Plans and specifications and advertisement for bids for masonry wall at Henning Substation, 1145 South Ham Lane" (Removed by Council Member Davenport);
- d) Agenda item #F-7 entitled, "Improvement agreement for Lodi Town Plaza (Target)" (Removed by Council Member Davenport); and
- e) Agenda item #F-11 entitled, "Service agreement for Voice Processing Maintenance contract with OCTEL Communications Corporation" (Removed by Council Member Davenport).

In addition, the following item was pulled from the agenda pursuant to staff's recommendation:

- a) Agenda item #F-8 entitled, "Caltrans Striping Plan and No Parking Zone on Kettleman Lane at Cherokee Lane".

CLAIMS CC-21(a) Claims were approved in the amount of \$1,429,349.05.

MINUTES The Minutes of January 26, 1993 (Special "Town Hall" Meeting) and January 27, 1993 (Special "Town Hall" Meeting) were approved as written.

AGENDA ITEMS REMOVED FROM
THE CONSENT CALENDAR

Agenda item #F-3 entitled, "Sale of surplus property: IBM System 36 computer" was removed from the Consent Calendar and discussed and acted upon at the end of the agenda.

Agenda item #F-4 entitled, "Sale of surplus property: sewer inspection van and related system equipment" was removed from the Consent Calendar and discussed and acted upon at the end of the agenda.

Agenda item #F-5 entitled, "Plans and specifications and advertisement for bids for masonry wall at Henning Substation, 1145 South Ham Lane" was removed from the Consent Calendar and discussed and acted upon at the end of the agenda.

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CONTRACT AWARDED FOR PLEASANT AVENUE
SIDEWALK REPLACEMENT, ALLEY S/LODI
AVENUE TO LODI AVENUE

RESOLUTION NO. 93-37

CC-90 The City Council adopted Resolution No. 93-37 awarding the
CC-300 contract for the above project to Allied-West Construction
 Co. in the amount of \$22,243.00.

This project consists of replacing 660 square feet of sidewalk; installing a concrete alley approach, commercial driveway, and wheelchair ramp; and replacing 1,262 square feet of asphalt concrete pavement.

This project was approved as part of the 1992/93 Street Capital Improvement Program. City staff prepared plans and specifications and received the following five bids for this project:

<u>Bidder</u>	<u>Location</u>	<u>Bid</u>
Engineer's Estimate		\$40,329.40
Allied-West Construction Co.	Penryn	\$22,243.00
Slipform Concrete Inc.	Sacramento	\$28,642.75
Diede Construction, Inc.	Woodbridge	\$32,221.69
Robert Burns Construction, Inc.	Stockton	\$32,833.70
A. M. Stephens Construction Co.	Rio Vista	\$33,529.00

AGENDA ITEMS REMOVED FROM
THE CONSENT CALENDAR

Agenda item #F-7 entitled, "Improvement agreement for Lodi Town Plaza (Target)" was removed from the Consent Calendar and discussed and acted upon at the end of the agenda.

Agenda item #F-8 entitled, "Caltrans Striping Plan and No Parking Zone on Kettleman Lane at Cherokee Lane" was pulled from the agenda in order for staff to set up a meeting with Caltrans and Carrows Restaurant.

TRAFFIC RESOLUTION AMENDED - ADDITION
OF EXISTING PARKING RESTRICTIONS ON EDEN
STREET, EAST OF GARFIELD STREET, AND
LAUREL AVENUE, NORTH OF TURNER ROAD

RESOLUTION NO. 93-38

CC-48(e) The City Council adopted Resolution No. 93-38 amending the
CC-300 Traffic Resolution #87-163 to add the following
 parking restrictions to Section B. These restrictions, and
 their limits, are listed below and shown on an exhibit that
 was presented to the Council.

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- ~ No parking 8 a.m. to 4 p.m., school days only, buses excepted:
Eden Street (north side) from Garfield Street to 165 feet east of Garfield Street
- ~ No parking 9 p.m. to 6 a.m., every day:
Laurel Avenue (west side) from Turner Road to 350 feet north of Turner Road
Laurel Avenue (east side) from Turner Road to 465 feet north of Turner Road

While performing field inspections, Public Works staff discovered the existence of parking restrictions at two locations that are not shown in the Traffic Resolution. These restricted areas were overlooked when the Traffic Resolution was adopted in 1987. The locations of these restricted areas are on Eden Street, east of Garfield Street and adjacent to Heritage School, and on Laurel Avenue, north of Turner Road and adjacent to Lodi Lake Park. The restriction on Eden Street is for a bus zone and was approved by Council in 1977 (Resolution #4389). The restriction on Laurel Avenue is to prohibit parking at night and was also approved by Council. The only action necessary by Council is to add these existing parking restrictions to the Traffic Resolution. Since these are existing restrictions, staff recommended these additions.

MODIFIED EXISTING TERMS OF THE CONCESSION
AGREEMENT BETWEEN THE CITY OF LODI
AND FOOD AND FUN CONCESSIONS

CC-27(c) The City Council approved modifying the existing terms of
CC-90 the concession agreement between City of Lodi and Food and Fun Concession by lowering the percentage due to the City of Lodi at the Armory Concession Stand only.

Under the existing contract between Food and Fun Concessions and the City of Lodi, they are paying us 35% of gross sales at the Complex and Armory concession facilities.

Due to the Armory being a single diamond with few games, they cannot continue to operate this stand under the current percentage. All other outside concessionaires have experienced this same problem and have ultimately closed this facility. This concessionaire is willing to continue the operation if the percentage can be reduced to 10%.

Staff feels it is an excellent public relations move to keep the stand open and therefore recommended the reduction in the percentage rate.

AGENDA ITEM REMOVED FROM
THE CONSENT CALENDAR

Agenda item #F-11 entitled, "Service agreement for Voice Processing Maintenance Contract with OCTEL Communications Corporation" was removed from the Consent Calendar and discussed and acted upon at the end of the agenda.

SET PUBLIC HEARING FOR APRIL 21, 1993
TO CONSIDER RESIDENTIAL PERMIT PARKING
IN THE VICINITY OF TOKAY HIGH SCHOOL

CC-6 The City Council set a public hearing for April 21, 1993,
CC-48(1) to consider request by residents for residential permit
 parking in the vicinity of Tokay High School.

At the October 7, 1992 meeting, City Council asked staff to review the on-street parking situation in the residential areas near Tokay High School. This is not the first request the City has received to review parking in this area. Through the complaint process, the Public Works Department has received two previous requests from residents for permit parking. Until now, none of these complainants have followed through by circulating and returning a petition, necessary to determine if there was sufficient resident interest in this program.

The petition most recently circulated was returned to the City in January 1993 and signed by approximately 60% of the residents in the area. Our guideline is that at least 60% of the residents must be in favor of the program prior to bringing the petition to Council. The residents are requesting that their vehicles be exempt from the existing on-street parking restrictions. Parking is restricted on Dartmoor Circle and portions of Century Boulevard between the hours of 9:00 a.m. and 10:00 a.m. and 12:30 p.m. to 2:30 p.m. on school days only. These restrictions were installed to prevent students from parking in the residential areas adjacent to the High School; however these restrictions also apply to residents living in the area.

Permit parking programs are currently being used in three areas within the City limits. These areas are the PCP Cannery area (Zone A), portions of the downtown area (Zone B), and the vicinity of Lodi High School (Zone C). In the Lodi High School vicinity and PCP Cannery area, residents who show proof from the Department of Motor Vehicles that their vehicle(s) are registered to their address are eligible for a permit for that vehicle(s). The permit exempts the vehicle from the existing on-street parking restrictions. In the downtown area, anyone is allowed to purchase a parking permit. The permit allows all-day parking in the City lots and on-street parking denoted as a

Zone B parking area. The purchasing of permits in all of these areas is not mandatory. Only those wanting a permit would incur the permit cost.

Enforcement of the existing permit parking areas are performed by both Finance Department staff and the Police Department. Finance Department staff currently patrols the permit areas in the PCP Cannery and downtown areas. They also enforce other restricted zones in the downtown area and the handicap and fire lane parking in the major shopping centers. Due to the limited Finance Department enforcement personnel, parking enforcement in the Lodi High School area is performed by the Police Department on an on-call basis.

Recommendation

Based on the apparent success of the permit parking program, staff has no objection to establishing a permit parking program at Tokay High School at the locations shown on the exhibit presented to Council, since the situation is similar to that at Lodi High School. If established, this permit parking area would be designated as Zone B.

In the past, staff has asked Council to update the fee charged for these permits. When residential permits were discussed for the Lodi High School area in 1990, staff determined that in order to recover just the signing and sticker costs, the fee should have been increased to \$6.50 per permit for a three-year period. This proposed fee did not include any administrative costs. At that time, Council did not choose to address a fee increase. Council may now wish to review the fees for permits at the Tokay High School area and other existing permit areas. Therefore, staff will be preparing a study on permit costs so it can also be reviewed at the public hearing. If Council does not choose to increase the fees for these permits, the fee would remain at \$3.00 per permit for a three-year period. This is the same fee charged since this program was first implemented, in 1985.

POSTING OF UNEXPIRED TERM TO THE CITY
OF LODI DEFERRED COMPENSATION COMMITTEE
APPROVED

CC-2(a)
CC-6

The City Council authorized the City Clerk to post for a vacancy on the Deferred Compensation Committee.

The Deferred Compensation Plan is administered by an Advisory Committee appointed by the City Council. The Committee consists of seven members. One of the members was Alice Reimche who recently retired. Mrs. Reimche is a participant in the Plan, however, she now wishes to resign from the Committee.

The Plan is not specific as to who may serve on the Advisory Committee; however, heretofore, the City Council has appointed only those who are participants in the Plan. The Deferred Compensation Advisory Committee is hopeful that the Council will continue that practice.

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COMMENTS BY CITY
COUNCIL MEMBERS

The following comments were received under the "Comments by City Council Members" segment of the agenda:

REPORT BY COUNCIL MEMBER DAVENPORT

CC-16 Council Member Davenport commented on the following matters: (1) would still like to see Gang Task Force reports on the agenda; (2) reminded the citizens that a public hearing will be held on April 7, 1993 regarding planning fees which will effect all citizens; (3) commented on the Open House he attended on Sunday, March 14, 1993 at New Directions and reminded the citizens that the City Council had approved funding for the program of \$2,500 at its last meeting; (4) is still concerned on the composition of the garbage cans; (5) welcomed citizens' input on the pros and cons of hiring a Public Safety Director as an alternative to hiring a Police Chief; (6) would like to see an informational sheet at the agenda table clearly stating when the public may come up and speak and suggested that copies of the video tapes from the City Council meetings be made available at the Library; and (7) commented on the criticism he has received in taking too much time at meetings. He feels these topics are important, and the public is not often aware of dollar amounts being spent under the Consent Calendar. Mr. Davenport suggested that the dollar amounts being proposed be included on the agenda, and he would like to discuss the matter at a future meeting.

SUGGESTION TO IMPLEMENT A TRAVEL POLICY

CC-6 Council Member Mann commented on the "Town Hall" meeting
CC-21(b) for the Finance Department. Mr. Mann agreed with Finance Director Flynn that there should be a travel policy, and he would like to see this matter on a future agenda.

VEHICLE/PER DIEM POLICY SUGGESTED

CC-6 Mayor Pennino commented that he would also like to look at
CC-21(b) the vehicle and per diem policy and schedule it for a future agenda.

On motion of Mayor Pennino, Sieglock second, the City Council unanimously directed the City Manager to put the following items on a future agenda:

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- ° Council Member Davenport's request to include the dollar amounts to be approved on the agenda;
- ° Council Member Mann's suggestion for a travel policy;
- ° Mayor Pennino's suggestion for a vehicle/per diem policy.

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

The following comments were received under the "Comments by the public on non-agenda items" segment of the agenda:

CITY OF LODI'S INSURANCE POLICY QUESTIONED

CC-6 Rick Pelton, 258 Royal Oaks Court, Lodi, Encore
CC-16 Productions, commented on the insurance requirements at
CC-21.1(a) Hutchins Street Square for the little theatre and stated he would like to see the policy changed. Mr. Pelton's organization is producing a show to be performed on April 24 and 25 and May 1 and 2, 1993, and the insurance requirements are preventing a profitable production. The City Council, on motion of Council Member Sieglock, Mann second, unanimously directed staff to put the matter on for the next agenda.

REPORT REGARDING EASTSIDE IMPROVEMENT COMMITTEE

CC-2(s) John Young, 500 East Lodi Avenue, Lodi, informed the public that the Eastside Improvement Committee had its first meeting on March 11, 1993 and had approximately 150 people in attendance. Some of the concerns brought up were trash, noise, abandoned vehicles, drugs, prostitution, etc. Citizens have said that complaints have been made, but no action has been taken. Mr. Young feels that the City needs more street sweepers, more police officers patrolling the areas, and a code enforcement officer. Mr. Young expressed his disappointment that the meeting was not covered by the Lodi News Sentinel and thanked Richard Hanner, Stockton Record, for the article that appeared in its paper.

COMPLAINTS EXPRESSED REGARDING CITY OF
LODI COUNCIL MEMBERS AND STAFF

CC-16 Adam Dados, 1101 Junewood Drive, Lodi, made several comments against City staff and Council Members and against Mr. Jerry Kirsten who spoke at a previous meeting. Mr. Dados further commended Mr. Davenport on how he handled Mr. Kirsten.

COMPLAINT REGARDING MR. MURPHY'S
UTILITY BILLING

CC-16 Cheryl Reinke, 420 Ravenwood Way, spoke regarding the item
CC-51(d) that had been removed from the March 3, 1993 agenda
concerning a complaint received from Joe Murphy regarding
his utility billing. Ms. Reinke feels his billing is in
error and should be corrected. Further, Ms. Reinke
informed the public that a Citizens Watch Committee has
formed and anyone interested can call 367-8778.

Further, Mr. Joe Murphy, 1817 Amber Leaf Way, Lodi also
spoke regarding the error on his billing and asked to have
it looked into. Council directed staff to put this matter
on for the next agenda.

ANNOUNCEMENT OF PUBLIC WORKS
"TOWN HALL" MEETINGS

CC-21(b) Jack Ronsko, City of Lodi Public Works Director, shared
with the public that the Public Works Department will be
making its "Town Hall" presentations on Tuesday, March 23,
1993 and Wednesday, March 24, 1993. March 23 will be
administration, building/equipment and engineering. If
time permits, they will also discuss streets; if not, March
24 will be streets and water/wastewater. The packets for
the meeting are available at the Public Works Department.

COMPLAINT MADE REGARDING VARIOUS MATTERS

CC-16 Clayton Henson, P.O. Box 591, Lodi made a few comments:
(1) did not know when he could speak on the agenda; (2) was
upset that he was asked to remove his hat and wanted to
know if there was an ordinance regarding the matter; and
(3) spoke against some members of the City Council.

COMMENTS MADE IN FAVOR OF COUNCIL
MEMBERS AND STAFF

CC-6 Arthur Price, 1053 Port Chelsea, Lodi, made several
CC-16 comments against Mr. Dados who spoke earlier in the evening
and about Council Member Davenport and spoke in favor of
the City Council and staff.

Continued March 17, 1993

PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER APPEAL RECEIVED
FROM CLAUDE C. WOOD COMPANY, INC. REGARDING
THE PLANNING COMMISSION'S DENIAL OF ITS
REQUEST FOR AN EXTENSION OF A USE PERMIT
FOR A TEMPORARY OFFICE TRAILER AT 686
EAST LOCKEFORD STREET, LODI

CC-53(b) Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pennino called for the Public Hearing to consider appeal received from Claude C. Wood Company, Inc. regarding the Planning Commission's denial of its request for an extension of a Use Permit for a temporary office trailer at 686 East Lockeford Street, Lodi.

The Claude C. Wood Company, Inc. has been sold to a Modesto firm and it appears that the temporary office trailer will not be needed. However, during the transition between the old and new owners some additional office space is required.

On motion of Council Member Davenport, Sieglock second, the City Council unanimously continued the public hearing regarding the appeal from Claude C. Wood Company, Inc. regarding the Planning Commission's denial of its request for an extension of a Use Permit for a temporary office trailer at 686 East Lockeford Street, Lodi to May 19, 1993.

PUBLIC HEARING TO CONSIDER REFUSE RATE ADJUSTMENTS

URGENCY ORDINANCE NOS.
1570 AND 1571 ADOPTED

CC-22(b) Notice thereof having been published according to law, an
CC-54 affidavit of which publication is on file in the
CC-56 office of the City Clerk, Mayor Pennino called for the
CC-149 Public Hearing to consider refuse rate adjustments.

Last year, October 1992, the City Council implemented a refuse rate increase along with a change in collection method. The Council understood that Sanitary City Disposal Company would be requesting a rate increase effective April 1, 1993. We were told then that that increase could be as high as 31%.

Sanitary City Disposal Company, in late February, presented staff with a rate proposal to be effective April 1, 1993 of 19.5%.

Staff is evaluating that request and is in the process of preparing scenarios to provide this increase. We did review the request with the Solid Waste Management (SWAM) Task Force. It was their recommendation that the greater

burden of this increase be placed on single residence dwellings rather than apartment houses and mobile homes.

The rationale is that apartment house dwellers were paying \$7.25 per month and their rate was increased to \$12.83 per month, an increase of 77%. The single family dwellers were the greatest user of the waste carts and their increase was from \$11.90 to \$12.83, an increase of 7.8%. The SWAM Task Force feels that an across-the-board increase is not equitable.

Staff developed scenarios to incorporate this thinking, and presented the following options which were also presented at the shirtsleeve session on Tuesday, March 16, 1993:

Option A (Across the Board Increase of 19.5%)

Low volume cart users - \$11.95/month

Every other household - \$15.33/month

Financial effect:

Before October 1992, those who paid:

\$7.25/month experience 65% increase if they
now use low volume waste cart

\$7.25/month experience 111% increase if they
now use 38 gallon waste cart

\$11.90/month experience 29% increase

Option B

Low volume cart users - \$10.00/month

Every other household - \$15.43/month

Financial effect:

Before October 1992, those who paid:

\$7.25/month experience 38% increase if they
now use low volume waste cart

\$7.25/month experience 113% increase if they
now use 38 gallon waste cart

\$11.90/month experience 30% increase

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Option C

Low volume cart users - \$10.00/month

Apartments and mobile homes - \$12.83/month

Every other household - \$17.18/month

Financial effect:

Before October 1992, those who paid:

\$7.25/month experience 38% increase if they
now use low volume waste cart

\$7.25/month experience 77% increase if they
now use 38 gallon waste cart

\$11.90/month experience 44% increase

Dave Vaccarezza, President, California Waste Removal Systems, presented a report and introduced Cindy Klein and John Mapes with the auditing firm of Barakat and Chamberlin who also answered questions during the public hearing.

Following a lengthy discussion on the matter, the Mayor opened the public hearing and the following persons spoke regarding the matter:

- a) OC Lawson, 1027 South Central Avenue, Lodi;
- b) Stan Harkness, 700 Cardinal, Lodi;
- c) Eileen St. Yves, 310 South Orange Avenue #60, Lodi;
- d) Jim Verseput, 2120 West Lodi Avenue, Lodi;
- e) Clayton Henson, P.O. Box 591, Lodi;
- f) Penny Mattos, 944 South Stockton Street, Lodi;
- g) John Young, 500 East Lodi Avenue, Lodi;
- h) Virginia Snyder, 412 East Oak Street, Lodi;
and
- i) Blaine DeJong, 324 North Cluff Avenue, Lodi.

Further, Mayor Pennino read a complaint which had been called in by an anonymous citizen and letters that were received from Steven Reeves, Senior Vice President with the

Reeves Company, in support of the rates and from the Senior Citizens Commission.

Following a lengthy discussion among the City Council, Dave Vaccarezza and those who had given testimony, the Mayor closed the public hearing.

A motion was made by Council Member Sieglock, Mann second, to adopt residential solid waste collection rate Option B which reduced the franchise fee schedule, a deficit elimination that will be split during a two-year period, adopting a commercial rate increase of 14.2% and to look at the numbers later and adjust if necessary. The motion failed by the following vote:

Ayes: Council Members - Mann and Sieglock

Noes: Council Members - Davenport and Pennino (Mayor)

Absent: Council Members - Snider

Following a lengthy discussion, Janet Pruss, 2421 Diablo Drive, Lodi, spoke on behalf of the Solid Waste Management Task Force.

RECESS

Mayor Pennino called for a ten-minute recess and the City Council continued the Public Hearing regarding refuse rates at approximately 11:14 p.m.

Following discussion Mayor Pennino made a motion to adopt residential solid waste collection rate Option C which reduced the franchise fee schedule, a deficit elimination that will be split during a two-year period, adopting a commercial rate increase of 14.2% and to look at the numbers later and adjust if necessary. The motion died for lack of a second.

Council Member Davenport made a motion to table the matter for further study until the next meeting. The motion died for lack of a second.

On motion of Council Member Mann, Davenport second, the City Council unanimously approved an audit of California Waste Removal Systems for last year and to look into an audit on an annual basis.

Following further discussion, Council Member Davenport made a motion to leave the matter as is until the matter was straightened out by California Waste and the City Attorney. The motion died for lack of a second.

Dick Warner, representing the Citizens Advisory Board, spoke regarding the effects of Option B and C.

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After further discussion, on motion of Council Member Sieglock, Mann second, the City Council adopted Urgency Ordinance Nos. 1570 and 1571 adopting residential solid waste collection rate Option B, with the reduced franchise fee schedule, a deficit elimination that will be split during a two-year period, and adopting a commercial rate increase of 14.2% by the following vote:

Ayes: Council Members - Mann, Sieglock and Pennino
(Mayor)

Noes: Council Members - Davenport

Absent: Council Members - Snider

PUBLIC HEARING TO CONSIDER ADOPTION
OF UNIFORM CODES

ORDINANCE NOS. 1568 A - F INTRODUCED

CC-6 Notice thereof having been published according to law, an
CC-149 affidavit of which publication is on file in the office of
the City Clerk, Mayor Pennino called for the Public Hearing
to consider adoption of uniform codes.

Community Development Director Schroeder introduced Chief Building Inspector Roger Houston who presented the following report.

The uniform codes are dedicated to the development of minimum standards which protect property and human life. The Uniform Building Code guarantees to the purchaser of a property that the structure is constructed adequately to resist earthquake, wind, rain and fire, and will maintain its property value if properly maintained.

The Uniform Plumbing, Mechanical and National Electrical Codes provide for sanitation, comfort, convenience and life safety in their respective fields. The Uniform Housing Code provides minimum standards for human habitation and the City has developed a housing inspection program with the help of block grant monies. The Uniform Code for the Abatement of Dangerous Buildings allows the City to deal with unsafe buildings by either demolition or repair.

Changes to the Codes are processed each year and published every three years in a form permitting ready adoption by local communities. These changes are carefully reviewed by code committees and are debated at the annual business meeting before they are allowed to become part of the code. These meetings allow the free exchange of views leading to changes which are responsive to the concerns of the construction industry, design professional and building officials.

The Uniform Codes also provide a uniform basis for licensed contractors in the bidding process.

The State of California adopts the Uniform Codes by reference and requires cities and counties to adopt the same within six months. This process insures uniformity in enforcement between jurisdictions.

In addition to the Uniform Codes, the Building Inspection Division is also charged with the enforcement of the State of California handicap and energy regulations.

To that end, the Chief Building Inspector has prepared the adopting ordinances for Council's approval.

In conjunction with the codes adoption, staff is requesting an 11-1/2% increase in fees, as recommended by the Permit Processing Committee. Hopefully, this increase will cover the rate of inflation that has occurred since we last adopted codes three years ago.

When the code adoption process is complete, we will be initiating a series of educational and information-sharing meetings between City staff and the construction industry. The topic of the first meeting will be the changes in the Uniform Building Code.

In addition to adopting the codes as published, the City Council can, and has, adopted amendments to the Uniform Building Code based on local conditions. We currently have two amendments that provide additional protection against termites for raised wood floor construction. We would like to add an amendment to provide the same type of protection for concrete slab floors in the form of a requirement that all soil be for concrete slab floors in the form of a requirement that all soil be pre-treated for subterranean termites prior to the placement of the concrete slab. Pretreatment is currently required on all F.H.A. projects and the applicator is required to specify the chemical used and guarantee the termite protection for five years. A copy of the termite soil treatment guarantee would have to be delivered to the Building Inspection Division prior to final inspection. The cost to pretreat a 1600-square-foot home would be approximately \$400.

This could be money well spent when you consider that treatment after the fact requires removal of carpet and the drilling of holes in the slab, not to mention the repair of the termite damage.

If directed by the Council, the Chief Building Inspector will prepare specific language for an amendment requiring pretreatment of the soil prior to concrete placement.

The Mayor opened the hearing to the public and the following persons spoke in favor of the 11-1/2% increase in the fees:

- a) Steve Pechin, 323 West Elm Street, Lodi; and
- b) Jeffrey Kirst, 109 River Meadows Drive, Lodi.

On motion of Mayor Pennino, Mann second, the City Council introduced Ordinance No. 1568 A - F adopting the following uniform codes which includes an 11-1/2% fee increase:

1991 Uniform Building Code
1991 Uniform Plumbing Code
1991 Uniform Mechanical Code
1991 Uniform Housing Code
1991 Uniform Code for the Abatement of Dangerous Buildings
1990 National Electrical Code

and to include language that the fee to the Board of Appeals will be refunded if the appeal is overturned and that no action will currently be taken regarding the termite regulations by the following vote:

Ayes: Council Members - Mann, Sieglock and Pennino
(Mayor)

Noes: Council Members - Davenport

Absent: Council Members - Snider

PUBLIC HEARING TO CONSIDER AMENDING
LODI MUNICIPAL CODE SECTION 15.44.040A
TO INCREASE THE MINIMUM VALUE OF A
CONSTRUCTION PROJECT REQUIRING OFF-SITE
IMPROVEMENTS TO \$25,000

ORDINANCE NO. 1569

CC-6 Notice thereof having been published according to law, an
CC-149 affidavit of which publication is on file in the office of
the City Clerk, Mayor Pennino called for the Public Hearing
to consider amending Lodi Municipal Code Section 15.44.040A
to increase the minimum value of a construction project
requiring off-site improvements to \$25,000.

Assistant City Engineer Prima presented the following
report.

Chapter 15.44 of the City Code calls for the installation
of off-site improvements in conjunction with building
permits. The purpose of this requirement as stated in Lodi
Municipal Code Section 15.44.010 is:

"...to set forth requirements for the installation of nonexistent or inadequate nonconforming public off-site improvements and the dedication of public rights-of-way and easements as a condition to the issuance of a building permit or development approval in order to protect and improve the public's safety, convenience and general welfare."

One of the original reasons for adopting this ordinance was to get sidewalk installed where none exists. Although the City could have started a program of requiring sidewalk installation, the Council felt it was more desirable to link the requirement to other work being done on-site. The ordinance also provides for other improvements to current City standards. Lodi Municipal Code Section 15.44.040 provided an exemption for small projects, those less than \$10,000 in valuation. This amount was indexed to the Engineering News Record Building Cost Index. Thus, the current "exemption" value is now \$14,700.

One of the recommendations of the Permit Processing Committee was to increase the minimum value of a construction project requiring off-site improvements to \$25,000. This change was recommended for two reasons. The first reason was to reduce the time spent reviewing small projects. This change would have a relatively small effect on the overall permit process since the percentage of projects valued between \$14,700 and \$25,000 is only about 10% of the total number of permits issued. The change will help Public Works staff since the change will reduce the number reviewed by a little over 20%.

The second reason for the change has to do with the burden on the property owner. Originally, the main requirement was the installation of sidewalk which only affected a few parcels. For various reasons, standard requirements have increased (mainly water meters, sewer cleanouts and sidewalk repairs). Now, nearly every permit over the \$14,700 valuation needs some "off-site" improvement. The cost to the owner could easily exceed \$1,000 before any sidewalk work is added. Thus, the increase in the exemption amount will reduce the portion of the project cost for required improvements.

The down side of this change is that some of these improvements are ones the City will eventually undertake. The retrofitting of water meters is a project that the City is doing now. Any that are not installed by the owner as a building permit requirement are ones that will eventually be installed at the water ratepayers' expense.

The Permit Processing Committee discussed this issue in light of a higher exemption valuation or a two-tiered exemption value; i.e., one value for water meters and

another for other improvements. In the interest of simplicity and compromise, the \$25,000 figure was recommended.

In any event, the draft ordinance retains the index provision so the exemption valuation will tend to keep pace with construction cost changes. While there are some technical issues concerning which index to use, they are relatively minor. It would be difficult to quantify the effect of using a different index. Again, in the interest of simplicity, it was recommended the method described in the existing ordinance be retained. The only change is the update of the index base number.

The proposed amendment to the Lodi Municipal Code is shown below:

15.44.040 Exemption or deferment

- A. The requirements of Section 15.44.030 do not apply if the cost of development within any twelve-month period is determined by the public works director to be less than twenty-five thousand dollars. This amount will be adjusted by the public works director on July 1st of each year, beginning on July 1, 1994, based upon change of the U.S. Average Engineering News-Record Building Cost Index, using the following formula:

$$\text{Amount} = \$25,000 \times \frac{\text{ENR Index for June}}{2838 \text{ (ENR Index for June 1992)}}$$

and that the amount shall be rounded to the nearest one hundred dollars.

Mayor Pennino opened the hearing to the public and the following person spoke regarding the matter:

- a) Steve Pechin, 323 West Elm Street, Lodi.

There being no one else wishing to speak on the matter, the Mayor closed the public hearing.

On motion of Council Member Davenport, Mann second, the City Council introduced Ordinance No. 1569 entitled, "An Ordinance of the City Council of the City of Lodi Amending Lodi Municipal Code Chapter 15.44 - Off-Site Improvements and Dedications, Section 15.44.040(A) - Exemption or Deferment" by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock and Pennino (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

PLANNING COMMISSION REPORT City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of March 8, 1993.

CC-35 The Planning Commission -

a. Recommended conditional approval of the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31) Planned Development District No. 31 to accommodate Woodhaven Park a proposed 8.55 acre subdivision containing 28 half-plex lots, 1 triplex lot, 1 four-plex lot and a parcel for future development.

b. Recommended certification of the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton to rezone 1235, 1237, 1259 and 1321 North Lilac Street from R-GA, Garden Apartment Residential to P-D(31), Planned Development District No. 31.

The City Council, on motion of Mayor Pennino, Sieglock second, unanimously set the two items above for public hearing on April 21, 1993.

c. Recommended that the City Council take steps to make the "No Left Turn" installation at Lilac Street and Eilers Lane similar to the Fairmont Avenue-Kettleman Lane installation.

The City Council, on motion of Mayor Pennino, Mann second, unanimously referred the above matter to staff.

ITEMS OF INTEREST

The Planning Commission also -

d. Conditionally approved the request of Steven Pechin, Baumbach and Piazza, Inc. on behalf of Bennett and Compton for the approval of the Tentative Subdivision Map of Woodhaven Park, a proposed 8.55 acre subdivision containing 28 half-plex lots, 1 triplex lot, 1 four-plex lot and a parcel for future development at 1235, 1237, 1259 and 1321 North Lilac Street.

069

This tentative map is conditioned on the City Council approving the rezoning to P-D(31).

- e. Continued consideration of the following requests of Chris R. Keszler and Fred Baker until 7:30 p.m. Monday, March 22, 1993.
 - 1. For a General Plan Amendment to redesignate the parcel at 451 East Turner Road (APN 015-230-28) from PR, Planned Residential to NCC, Neighborhood/Community Commercial;
 - 2. To prezone the parcel at 451 East Turner Road (APN 015-230-28) C-S, Commercial Shopping Center; and
 - 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.
- f. Set a Public Hearing for 7:30 p.m. Monday, March 22, 1993 to consider recommending the amendment to Title 17 of the Municipal Code (Zoning Restrictions) to provide for Administrative Deviations.
- g. Received correspondence from Lodi Unified District Board President, Rick Sousa, urging continued consideration of school facilities when approving development plans.
- h. Set the following requests of Ronald B. Thomas et al for Public Hearing at 7:30 p.m. Monday, April 12, 1993:
 - 1. For a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 - 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 - 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.
- i. Set the following requests of J. Jeffrey Kirst, et al for Public Hearing at 7:30 p.m. Monday, April 12, 1993:

0370

Continued March 17, 1993

1. For a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

COMMUNICATIONS
(CITY CLERK)

CLAIMS CC-4(c)

On the recommendation of staff, the following claim was removed from the agenda:

- a) James Peek, Date of loss 1/8/93

Further, on motion of Council Member Mann, Davenport second, the City Council unanimously granted the following leave to file a late claim:

- a) Betty Shannon, Date of loss 4/28/92

ABC LICENSE
APPLICATIONS

City Clerk Perrin read the following Alcoholic Beverage Control Licenses:

CC-7(f)

- a) Deanna/Ernest A. Federico, Gee Wilikers, 1230 West Kettleman Lane, Lodi, On Sale General Eating Place, Person to Person Transfer; and
- b) Walgreen Company (an Illinois Corporation), southwest corner of Ham Lane and Elm Street, Lodi, Off Sale Beer and Wine, Original License.

CITY CLERK DIRECTED TO POST FOR UNEXPIRED
TERMS ON THE LODI ARTS COMMISSION

CC-2(k) The terms of Rick Dentino and Eileen St. Yves needed to be filled due to action that was taken at the March 10, 1993 meeting of the Lodi Arts Commission as shown below:

"DISMISSAL OF ARTS COMMISSIONERS

Both Commissioners Rick Dentino and Eileen St. Yves have not been attending the Board meetings of the Arts Commission for several months, within our by-laws is a provision for attendance. A personal letter has been mailed by Chairman Tim Mattheis requesting either their participation or attendance. Both Commissioners verbally indicated they would resign. On a motion by Evie Olson and a second by Jon Withers, the Board voted unanimously to accept their verbal resignations and ask the City Clerk to post for vacancy and to fill as soon as possible."

The terms of the two Commissioners were due to expire as follows:

LODI ARTS COMMISSION

Rick Dentino, term to expire July 1, 1994

Eileen St. Yves, term to expire July 1, 1993

On motion of Mayor Pennino, Sieglock second, the City Council unanimously directed the City Clerk to post for these two unexpired terms.

PUBLIC HEARING SET FOR APPEAL RECEIVED
FROM GREGG M. YOSHIMOTO, ATTORNEY,
ON BEHALF OF KINUYE YOSHIMOTO

CC-53(b) An appeal was received from Gregg M. Yoshimoto, Attorney, on behalf of Kinuye Yoshimoto regarding Vehicle Abatement Notices, Violation Numbers 1657 and 1658 issued by the Community Development Director on January 21, 1993.

On motion of Council Member Davenport, Sieglock second, the City Council unanimously set this matter for public hearing on April 21, 1993.

REGULAR CALENDAR

BYLAWS FOR THE EAST SIDE IMPROVEMENT COMMITTEE RATIFIED

CC-2(s) City Attorney McNatt presented the following report.

At the February 17, 1993 meeting of the City Council, staff was directed to assist in the organization of the East Side

Improvement Committee. Pursuant to those directions, the following Bylaws have been drafted. They are similar in substance to the Bylaws for the Gang Task Force.

"BYLAWS OF THE LODI EAST SIDE IMPROVEMENT COMMITTEE"

ARTICLE I

ORGANIZATION

SECTION 1.

Under the auspices of the City of Lodi, there is hereby created the Lodi East Side Improvement Committee.

ARTICLE II

PURPOSES

SECTION 1. GENERAL PURPOSE

The East Side Improvement Committee is organized and created for the purposes of maintaining and improving the quality of life and the appearance of Lodi's East side, by the coordinated efforts of a broad spectrum of the community. The "East side" shall refer to that area generally bounded by Sacramento Street on the west, Highway 99 on the east, Turner Road on the north, and Century Boulevard on the south.

SECTION 2. SPECIFIC GOALS/PURPOSES

- A) To combat illegal drugs, prostitution, and other crimes by such measures as cooperation with or establishment of groups such as Crime Stoppers or Neighborhood Watch.
- B) To eliminate blight and encourage the maintenance, improvement, or rehabilitation of property on Lodi's East side with the cooperation of residents, property owners, business and government.
- C) To encourage compliance with building, housing, fire, and other health and safety laws, and local property maintenance ordinances by East side property owners, residents, and businesses.
- D) To coordinate with churches, civic and community groups, and other community based organizations to educate and inform the public on ways of achieving these goals, and to keep the public informed of the efforts.

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- E) To work with the business community to encourage a healthy business climate on the East side.

ARTICLE III

MEMBERSHIP

SECTION 1. GENERAL MEMBERSHIP

General membership shall be open to all persons.

SECTION 2. BOARD OF DIRECTORS

The Board of Directors shall consist of fifteen (15) persons who are property owners or residents of the East side, or who operate businesses there, appointed by the City Council with the recommendation of the Board of Directors. Officers on the Board shall serve three (3) year terms, commencing March 1, 1993. Of the initial fifteen appointees, five (5) shall serve three (3) year terms, five (5) shall serve two (2) year terms, and five (5) shall serve one (1) year terms. Of the original appointees, the appointees serving three (3) year, two (2) year, and one (1) year terms shall be chosen by lot. Thereafter, appointees shall serve full terms except upon resignation or earlier removal under these Bylaws.

SECTION 3. SUBCOMMITTEES

There may be as many subcommittees as deemed necessary by the Board to accomplish any specific goal to be achieved by the Improvement Committee.

ARTICLE IV

OFFICERS

SECTION 1. EXECUTIVE OFFICERS

The Executive Officers shall consist of a President, First Vice President, and Second Vice President. These three officers may appoint a Secretary and/or Treasurer. The initial President shall be Virginia Snyder, First Vice President John Young, and Second Vice President Virginia Lahr. New officers shall be elected by the Board annually at the first meeting in March.

SECTION 2.

The President shall serve as spokesperson for the Improvement Committee and liaison with the Lodi City Council.

SECTION 3. ATTENDANCE

Any officer or Board of Directors member who misses three (3) consecutive meetings without the consent of the Board shall be deemed to have vacated the office.

ARTICLE IV

FINANCIAL MATTERS

SECTION 1. REVENUES

All revenues of the Improvement Committee shall be administered through a trust bank account, to be monitored by the City of Lodi and into which all donations, gifts, or other revenues raised by the Improvement Committee shall be placed. All expenditures must be approved by a majority vote of the Board, subject to City Council overview.

SECTION 2. AUDITING

The trust fund account for the Improvement Committee shall be audited as part of the City's regular annual audit.

ARTICLE V

TERM OF EXISTENCE/DISSOLUTION

SECTION 1. CONTINUOUS OPERATION

The East Side Improvement Committee shall continue and be permanent until dissolved by action of the City Council or the Improvement Committee Board of Directors.

ARTICLE VI

BOARD PROCEDURES

SECTION 1. QUORUM AND VOTING

Eight (8) Board Members shall constitute a quorum and may conduct business at any regular meeting. A majority of those present may act by affirmative vote. No proxy voting is allowed.

SECTION 2. PROCEDURES

The Board of Directors shall be subject to and conduct meetings under the procedural rules of debate adopted by the City Council in Resolution 93-35.

SECTION 3. MEETINGS

The Board shall meet monthly on the first Thursday of each month, at a location to be determined by the Board, and open to the public. All meetings shall be subject to the provisions of the Ralph M. Brown Act (Government Code Section 54950 et seq.).

SECTION 4. COMMUNICATIONS

All external communications to the public or media shall be through or authorized by the President, or in his/her absence, by the Chair.

ARTICLE VII

AMENDMENTS

SECTION 1.

These Bylaws shall constitute the empowering documents for the East Side Improvement Committee and may be revised by the City Council or a majority vote of the Board of Directors, at a regular meeting previously announced for that purpose, subject to ratification by the Lodi City Council."

Under this document, the membership of the East Side Improvement would be open to anyone who owns property, lives, or operates a business on the East side. The area affected would be bounded by Sacramento Street, Turner Road, Highway 99, and Kettleman Lane.

The Board of Directors for the East Side Improvement Committee would be comprised of 15 members including the 3 original organizers, Virginia Snyder, John Young, and Virginia Lahr. Original appointees would serve staggered 3-year terms. Five of the 15 would serve for a full 3-year term, five for a 2-year term, and five for a 1-year term. The original determination as to which member served which length of term would be determined by lot.

As originally impaneled, it is proposed that Virginia Snyder serve as President, John Young as First Vice President, and Virginia Lahr as Second Vice President. They would serve for an initial term of 1 year, at which time the Board membership would hold an election for future officers.

Speaking on the matter was Virginia Snyder, 412 East Oak Street, Lodi.

The City Council, on motion of Council Member Sieglock, Mann second, unanimously approved the proposed ratification of the bylaws for the Eastside Improvement Committee.

RECESS

Mayor Pennino called for a ten-minute recess and the City Council meeting reconvened at approximately 12:27 a.m.

CITY HALL COMPLIANCE UPGRADE AND INTERIM
RELOCATION ALTERNATIVE APPROVED

CC-6

Public Works Director Ronsko presented the following report.

In January 1992, the firm of Wenell Mattheis Bowe was retained to prepare a Government Center Master Plan. This Master Plan evaluated a number of different scenarios for providing the interim and ultimate square footage needs of all of the departments in the government center complex. With respect to the City Hall deficiencies, the City Council determined, in the spring of 1992, that, on an interim basis, the City should lease the Beckman Building across the street and bring both the Beckman Building and the existing City Hall up to Americans with Disabilities Act (ADA) standards. The Council agreed that the best long-range solution for the City Hall complex would be an addition to the north of the existing City Hall providing for all major City functions in one central complex. The remodeling and upgrading of City Hall will be designed to accommodate this future addition.

Interim Relocation Alternatives

On January 6, 1993, the City Council retained the firm of Wenell Mattheis Bowe to accomplish the first phase of the design of the Beckman Building and City Hall upgrade. The scope of work for this first phase is shown below.

ARCHITECTURAL AGREEMENT

GENERAL SCOPE OF WORK
(First Phase).

Program Update

Confirm actual temporary, short-term and long-term personnel and space requirements in Beckman, Carnegie, temporary trailers, City Hall remodel and City Hall addition.

Beckman Building

Provide complete architectural and engineering (A/E) services for tenant improvements including parking lot layout and lighting.

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City Hall Remodel

Provide investigative and schematic design services including structural, mechanical, electrical, handicap accessibility and ADA requirements.

City Hall Addition

Provide conceptual design and floor plan layouts together with two renderings showing relationship of addition with remodel.

Carnegie Building

Provide investigative and schematic design services for basement and office layouts if Carnegie basement is going to be used.

Trailers

Provide complete A/E service for temporary trailers.

Computer/Communication Link

Design link between Beckman, Carnegie, temporary trailers and City Hall.

Furniture Systems

Design workstations in Beckman, Carnegie and City Hall remodel including determination of size, configuration, basic components and electrical, computer and communication needs.

It has been determined that, even without any structural upgrading, the extensive HVAC work will render the building uninhabitable during upgrading; therefore, a temporary relocation of those employees who will ultimately be staying at City Hall must be determined.

The architect and City staff evaluated a number of different alternatives for housing employees during the 14 to 18 months the City Hall is being upgraded. These alternatives included combinations of the following:

- ° use of portable leased trailers
- ° use of the Carnegie basement
- ° use of the firing range in the Public Safety Building
- ° use of portions of the 303 West Elm Street property owned by the City
- ° use of rental properties in the immediate area

It was determined that Option A and Option B, as described below, were the best and most practical alternatives for

temporary housing of City Hall employees, their equipment, providing for the interrelationships between departments and ease of access to the public.

Option A: This Option remodels the basement of the Carnegie Forum providing office space for the City Manager and other administrative personnel and provides a replacement breakroom facility for Civic Center employees. Public Works Administration and Engineering, Community Development and Personnel will be situated in four temporary trailers to be located in the mall area. This option was shown on an exhibit presented to the City Council and will cost \$376,000. This Option will displace the Railroad Club.

Option B: This Option accommodates everyone in six and one-half trailers to be located in the parking lot immediately east of the Public Safety Building. This Option was shown on an exhibit presented to Council and will cost \$203,000.

If Option B is selected, at the end of the two years of use, the City will have nothing to show for the \$203,000 investment. If Option A is selected, the City has gained 3,200 square feet of improved space in the Carnegie basement for \$173,000 (\$376,000 - \$203,000) or \$54 per square foot (\$173,000 divided by 3,210 square feet). Once City Hall is upgraded, this improved area could fill some of the other existing space needs in the governmental center.

It was recommended that the Council select Option A.

City Hall Upgrade

At the Special City Council Meeting on March 1, 1993, we reviewed, with the City Council, the upgrade of City Hall together with the two interim relocation alternatives, Option A and Option B. At this special meeting, the City Council asked that we provide an explanation and a cost estimate breakdown of the City Hall upgrade detailing those cost items that were required and/or mandated versus those non-required renovation costs.

The report below provides an explanation of those required and non-required City Hall renovations.

"LODI CIVIC CENTER IMPROVEMENTS

CITY HALL RENOVATION EXECUTIVE SUMMARY

March 9, 1993

The renovation of the City Hall consists of several major elements of construction, some required by code, health, safety and maintenance reasons; and some not directly required by code.

The required elements are:

- °ADA Compliance
- °HVAC System Renovation
- °Fire Safety
- °Deferred Maintenance

The non-required elements are:

- °Structural Renovation
- °Other Renovations

REQUIRED RENOVATION

Compliance with ADA (Americans With Disabilities Act) is the primary required renovation. The Act has been in effect since January 1992 and effects literally every space in the City Hall facility. The work includes installation of an elevator serving all floors and the structural elements associated with the elevator installation; a ramped entry to the primary Pine Street entrance; remodeled restrooms; modification of counters serving the public; accessibility to all areas of the building requiring door width modifications and new door hardware; relocation of electrical switches, outlets and thermostats; new exit lighting system, including strobe lights; new or modified drinking fountains and public telephones; and new signage. Much of the work will trigger other renovation work, i.e.: relocating all electrical outlets to 15" above floor line which will require wall patching and refinishing.

HVAC (Heating, Ventilating, Air Conditioning) system modification is the next required element. The City completed a study of the air circulating and air quality issues last year. The results of the study strongly recommend extensive renovation to meet code required air quality standards. This work includes new and modified HVAC equipment, control and distribution system and removal of asbestos flues and insulation materials associated with the work. This element also triggers extensive architectural rework including duct chases and ceiling modification to accomplish the work. This work will also render the building uninhabitable, in that all HVAC systems

will be shut down during equipment renovation and replacement.

The next required element of renovation is fire safety. The City of Lodi fire sprinkler ordinance will be triggered by the construction costs required to accomplish either the ADA or HVAC work. This work will include a new monitored fire sprinkler system on the first and second floors and revisions to the existing basement fire sprinkler system. The ceiling access required to accomplish this work, in conjunction with the HVAC work, would recommend the removal and replacement of most ceiling systems for cost effectiveness. The final fire safety issue as required by the Fire Marshal is to provide code complying exiting systems for the entire building. This requires the construction of a new stair from the second floor, in that the existing stair systems are too close together to meet current code.

The final element of required work is deferred maintenance finishes. In anticipation of the City Hall renovation, the replacement of floor coverings and wall finishes have been deferred far beyond normal life span to the point the carpeting is threadbare in major circulation areas and seam separations have become a tripping hazard. The proposal is to provide new carpeting in most areas with major circulation area such as lobbies, stairs, restrooms, in a lifetime material such as tile or terrazzo.

Non-Required Renovation

The major non-code required renovation is structural rework to strengthen the building for lateral (earthquake) forces. The building is of non-reinforced masonry construction and the danger during a major earthquake is that the roof and floor systems are not adequately tied into the wall system, which can lead to separation and collapse. The typical structural strategies include new plywood diaphragms at roof and floors and tying all floors and roofs into the masonry walls. The logical issue to address is this: having put \$758,000 into the required renovations of City Hall, does it not make sense to invest for the long term protection of the financial investment and more importantly, the lives of the public and city employees.

The final non-required renovations include changes in the building to enable it to better and more efficiently function for its intended uses. The primary work includes removal of interior walls to provide more open office areas that can be more efficiently used in office systems furniture arrangements. Also proposed is installation of energy efficient lighting or the type specifically designed for CRT (Computer Remote Terminal) use. The issue to be

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addressed is this: having invested substantially in the building does it not make sense to provide for its most efficient use of space and provide it with up-to-date technology in lighting and communications.

The cost estimate breakdown shown below demonstrates the proportionate costs to accomplish the work described.

REQUIRED RENOVATION \$ 758,000

ADA Compliance \$ 291,000

Includes:

4-Stop Elevator & Structural Work
Ramped Pine Street Entry
4 Remodeled Restrooms
Public Counters
Door Width Revisions & Hardware
Electrical Switch & Outlet Modification
Exit Lighting System
New Signage

HVAC System Renovation \$ 201,000

Includes:

New and Modified HVAC Equipment
Control & Distribution System to
Meet Current Code Standards
Asbestos Removal

Fire Safety \$ 168,000

Includes:

Fire Sprinkler System
Fire Alarm System
New Ceilings
New Conforming Stair System

Deferred Maintenance \$ 98,000

Includes:

New Floor Finishes
New Wall Finishes

NON-REQUIRED RENOVATION \$ 625,000

Structural Renovation \$ 486,000

Includes:

Demolition
Roof & Floor Plywood Sheathing
Diaphragm Connection to Masonry Walls

Other Renovation	\$ 139,000
<u>Includes:</u>	
Miscellaneous Floor Plan Remodeling	
Electrical Upgrade Including:	
Energy Efficient Lighting & Communications Systems	
Total Cost Estimate	\$1,383,000
19,500 sf @ \$70.93/sf	

A sidenote to the renovation is that the ADA and fire safety requirements use existing floor space that is now used as functional work space. This space lost to renovation is 910 square feet or 5.5% of the building's usable floor space. This would displace approximately 9 - 12 employees."

A pie chart breakdown of the required renovation costs (\$758,000) and non-required renovation costs (\$625,000) was presented to the Council.

Each year, in California, there is proposed legislation introduced which would require the structural upgrading of all public buildings. However, to date, this legislation has not been passed nor could we estimate a date when it might be approved. I feel strongly, as the City Engineer, that if we are upgrading a facility to last for another 50 years, spending \$486,000 to ensure that it is safe and structurally sound is not only prudent but will be cost effective in the long run.

Design and Construction Schedule

An exhibit was presented to the City Council showing the proposed design and construction schedule. This schedule provides for completion of the Beckman Building remodel and the temporary relocation facilities in April 1994. The completion of the City Hall remodel is scheduled for May 1995.

Larry Wenell with Wenell Mattheis Bowe was present to answer questions regarding the matter. Also speaking on the matter were the following persons:

- a) Denny Lot, 411 West Elm Street, Lodi, representing the Model Railroad Club; and
- b) Janet Keeter, Administrative Assistant to the City Manager, City of Lodi.

Following a lengthy discussion, Council Member Davenport made a motion to move ahead only with the \$291,000 needed to meet the Americans With Disabilities Act (ADA) requirements. The motion died for lack of a second.

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The City Council, on motion of Mayor Pennino, Mann second, approved Option A which remodels the basement of the Carnegie Forum providing office space for the City Manager and other administrative personnel and provides a replacement breakroom facility for Civic Center employees and four temporary trailers to be located in the mall area of City Hall by the following vote:

Ayes: Council Members - Mann, Sieglock and Pennino
(Mayor)

Noes: Council Members - Davenport

Absent: Council Members - Snider

CONTINUED THE MATTER TO ADOPT GROUP 1
OF COUNTYWIDE IMPROVEMENT STANDARDS

CC-6
CC-158

The Countywide Improvement Standards Committee was formed by the Public Works Directors of the jurisdictions within San Joaquin County for the purpose of developing uniform improvement standards that would be used throughout San Joaquin County. The City of Lodi refers to these improvement standards as Standard Plans. The Committee started meeting in October 1991 and has held monthly meetings since that time. To date, the Committee has reviewed various types of curb, gutter and sidewalk details and driveway details.

The first group of Improvement Standards includes concrete construction notes, expansion joints, weakened plane joints and score lines, roll curb, gutter and sidewalk, and vertical curb, gutter and sidewalk and is now ready for adoption. The Committee solicited comments from engineers, contractors and concrete plants in the County; however, the response from the private sector was minimal. All comments were reviewed and were incorporated into the drawings where possible.

Adoption of these Standard Plans will benefit all communities as well as the building industry in that having a uniform set of standards within the County should have a positive effect on lowering construction costs. Contractors will know that the construction standards will be the same throughout the County and they will no longer need to check each jurisdiction's Standard Plans. The Countywide Improvement Standards will be drawn in a different format than Lodi's Standard Plans so that contractors will know the difference between the two.

The Committee is continuing to meet to prepare additional Standard Plans for countywide adoption.

It was recommended that the City Council adopt Group 1 of the Countywide Improvement Standards and authorize the Public Works Director to adopt and revise future Improvement Standards (Standard Plans).

The City Council, on motion of Mayor Pennino, Mann second, unanimously continued the matter to adopt Group 1 of the Countywide Improvement Standards to the April 7, 1993 City Council meeting per the request of the Building Industry Association (BIA).

REPORT REGARDING BUDGET FORMATS

CC-21(b) Assistant City Manager Glenn presented the following report.

Staff has been asked to obtain budgets from other cities. The purpose of the request was not made clear, so a thorough evaluation by staff is impossible.

Staff obtained copies of budgets from the cities of Sacramento, Milpitas, La Mesa, Tracy, Antioch, Manteca, and Merced. For illustration purposes only, the specific budgets of the building inspection function are presented for the Council's review.

It takes very little effort to come to the conclusion that the differences in budget presentation is the amount of detail presented in the document.

We have the data to present the budget in any format the Council desires. To this point, we have not collected specific workload performance indicators for every department, but do have enough historical data to even be able to do that.

If the City Council would like us to change the format, we will be glad to do so. However, Council should be aware that, depending upon the degree of change, the process could take some time.

If the City Council is interested in pursuing this, staff would be interested to be informed as to what information currently is provided that is too broad or too narrow; the degree of detail it wishes to receive; and if there is information it wishes to have included or eliminated. Your individual critiques would be appreciated. I am ready to spend time with you individually or collectively to discuss this subject.

The City Council determined it would schedule a future Shirtsleeve Session on the matter to be heard some time in May.

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ORDINANCES

ORDINANCE AMENDING LODI MUNICIPAL CODE
SECTIONS 10.52.010 AND 10.52.050 RELATING
TO TRUCK PARKING AND TRAVEL ON CITY
STREETS

ORDINANCE NO. 1657 ADOPTED

CC-48(a) Ordinance No. 1657 entitled, "An Ordinance of the City
CC-48(e) Council of the City of Lodi Amending Lodi Municipal Code
CC-149 Sections 10.52.010 and 10.52.050 Relating to Truck Parking
and Travel on City Streets" having been introduced at a
regular meeting of the Lodi City Council held March 3, 1993
was brought up for passage on motion of Council Member
Sieglock, Mann second. Second reading of the ordinance was
omitted after reading by title, and the ordinance was then
adopted and ordered to print by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock and
Pennino (Mayor)

Noes: Council Members - None

Absent: Council Members - Snider

SALE OF SURPLUS PROPERTY: IBM SYSTEM
36 COMPUTER

CC-6 All computer software and hardware for the Police
Department has now been replaced by A. L. Roark, Inc. and
the new AS400 computer system. All history contained on
the System 36 has been transferred and is available on the
AS400. With Council approval, the Purchasing Agent will
solicit sealed bids for the sale of the old equipment. The
System 36 is anticipated to be worth less than \$5,000. It
was requested that the proceeds from the sale of this
equipment be returned to the Police budget for the purchase
of additional computer equipment for the AS400 system.

Captain Larry Hansen, Lodi Police Department, answered
several concerns that Council Member Sieglock brought up.

After discussion, the City Council, on motion of Council
Member Sieglock, Davenport second, unanimously authorized
the advertisement for bids for the sale of one IBM System
36 computer or trade up for additional equipment (terminal,
computer, etc.), formerly used by the Police Department,
money to be returned to the General Fund. Further, any
improvements made to the system must go before the City
Council and come from the General Fund. If the City is
offered less than the asking price of \$5,000, the Police
Department has the option to keep the equipment for itself
or for another Department or agency.

SALE OF SURPLUS PROPERTY: SEWER
INSPECTION VAN AND RELATED SYSTEM
EQUIPMENT

CC-6 On May 20, 1992, the City Council adopted Resolution No. 92-89 authorizing the purchase of a new sewer inspection TV system/van unit to replace the outdated system then in use. In January of this year, the new equipment was delivered and placed into service.

The old equipment is no longer useful to the City. However, the Department has received a number of calls expressing interest in the system, indicating a market exists for the old equipment. Discussions with interested parties suggest that the system may have a value of \$20,000 or more. Proceeds from the sale of this equipment will be returned to the sewer utility equipment fund.

It was therefore recommended that the City Council authorize the advertisement for sealed bids for the sale of the old equipment. The equipment will be available for inspection and demonstration on April 16, and bids will be opened on April 28, 1993.

Following discussion, the City Council, on motion of Council Member Sieglock, Pennino second, unanimously authorized the advertisement for bids for the sale of one surplus van-mounted 1982 sewer inspection television and recording system formerly used by the Water/Wastewater Division.

PLANS AND SPECIFICATIONS AND ADVERTISEMENT
FOR BIDS FOR MASONRY WALL AT HENNING
SUBSTATION, 1145 SOUTH HAM LANE APPROVED

CC-12.1(a) This project will construct a 12-foot high block wall adjacent to the Woodbridge Irrigation District (WID) Canal right-of-way. The block wall will be connected to the existing storage building and is designed to support a future canopy roof.

The new block wall will replace the cyclone fence along the WID Canal and will improve the security of the Municipal Service Center (MSC) yard and the Electric Utility Department's equipment. The area bordering the WID Canal is in an isolated corner and is difficult to observe.

A special allocation was approved last October because of burglaries and vandalism that have occurred to both the Electric Utility and Public Works Departments' property. The cyclone fence has not deterred unauthorized personnel from entering the MSC yard. People are cutting the cyclone fence to gain entry into the yard. The Electric Utility

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Director will be making a presentation to the Council on this item.

Following discussion regarding the matter, the City Council, on motion of Council Member Mann, Davenport second, unanimously approved to table the matter for more information from the Electric Utility Director.

IMPROVEMENT AGREEMENT FOR LODI TOWN
PLAZA (TARGET)

CC-90 Target Stores is being developed by Browman Development Company. Target Stores has purchased a 9.79-acre site within the development and has assumed responsibility for the installation of all the required off-site improvements. The City has been furnished with the improvement plans, the necessary agreements, easement deeds, improvement security, and fees presently due for the Target Store's share of the Lodi Town Plaza development.

The improvements for this project include various items that are the City's responsibilities under the Development Impact Mitigation Fee Program. These include the master storm drain line, the Kettleman Lane/Tienda Drive traffic signal and a portion of the Kettleman Lane widening. Final contract costs for these items have not yet been provided by the contractor. Target hopes to have the project completed in time for a fall 1993 opening. In order to expedite the issuance of a building permit and the start of construction, staff is recommending the Agreement be approved without the credits for these improvements. As stated in the Agreement, these will be brought back to the Council in the form of a Supplemental Agreement.

The City Council, on motion of Council Member Davenport, Sieglock second, unanimously approved the Improvement Agreement for Lodi Town Plaza, a shopping center development, to be located east of Lower Sacramento Road and west of Sylvan Avenue on the north side of Kettleman Lane, and directed the City Manager and the City Clerk to execute the Improvement Agreement on behalf of the City.

SERVICE AGREEMENT FOR VOICE PROCESSING
MAINTENANCE CONTRACT WITH OCTEL
COMMUNICATIONS CORPORATION CONTINUED

CC-90 Administrative Assistant to the City Manager Keeter presented the following report.

The City's OCTEL voice processing system has been under a one year manufacturer's warranty and is now due for a maintenance agreement. OCTEL Communications Corporation has submitted a proposal in the amount of \$9,990 per year to maintain the City's system. Should the City elect to

sign a four-year contract with OCTEL, the annual cost drops to \$8,910, a 10% savings. Although the City benefits from a four-year contract price, the City may terminate the contract with 30 days notice and will not be required to reimburse the 10% savings.

It is prudent that the City keep the voice processing system on a maintenance agreement because of the number of subscribers and voicemail applications on-line (i.e., Parks and Recreation, Police, Municipal Courts, ...). The County has agreed to pay their fair share of the cost which will be approximately \$453 per year.

Three other OCTEL certified vendors have been contacted for submittal of service agreement proposals. GTE and 3-D Communications have both stated that a four-hour response time required by the City is not feasible from their locations in Pleasanton and Novato. NEC is certified to service OCTEL systems, however, they will only service those systems which are integrated with an NEC PBX. The City's PBX is a Meridian Northern Telecomm which NEC will not service.

Having received negative or unenthusiastic responses from three other vendors, staff feels comfortable in making this recommendation.

A motion was made by Mayor Pennino, Sieglock second, to adopt a one-year contract and to look into training staff to handle this program in the future. The motion failed by the following vote:

Ayes: Council Members - Sieglock and Pennino (Mayor)

Noes: Council Members - Davenport and Mann

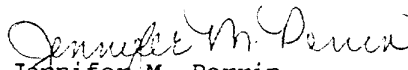
Absent: Council Members - Snider

It was determined that this matter would be adjourned to Tuesday, March 23, 1993 at 7:00 a.m.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Pennino adjourned the meeting at approximately 1:40 a.m. to Tuesday, March 23, 1993 at 7:00 a.m.

ATTEST:


Jennifer M. Perrin
City Clerk